

*A beautiful three bedroom detached house with 'Secret Garden', enjoying a quiet location, just a short distance from the Market Hill in Woodbridge.*

Guide Price  
£675,000 Freehold

Ref: P7134/J

Fairfield House  
7 Queens Head Lane  
Woodbridge  
Suffolk  
IP12 4ND



Entrance hall/dining room, 22' sitting room, kitchen/breakfast room and shower room.

Three double bedrooms, bathroom and cloakroom.

Front garden, south facing courtyard garden and tranquil 'Secret Garden'.

#### Contact Us



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## Location

Fairfield House will be found along Queens Head Lane; a quiet and narrow one way street which is set just off Seckford Street and close to the Market Hill. Woodbridge is probably best known for its outstanding riverside setting, but also offers a good choice of schooling in both the state and private sectors and a wide variety of shops and restaurants. Recreational facilities include sailing on the River Deben, a number of well regarded local golf clubs, including Woodbridge Golf Club, which was founded in 1893, a cinema, as well as a wonderful network of footpaths. Woodbridge also benefits from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 10 miles to the south-west. The A12 trunk road, which links the north and the south of the county, is also a short distance to the west.

## Description

Fairfield House is a beautiful three bedroom detached house, Listed Grade II, and with tranquil 'secret garden' that is located just a few minutes' walk from the Market Hill and centre of Woodbridge. The property house is believed to date from the late 18th Century. Much of the period charm remains although in recent years the property has been modernised and updated, and in the late 1980s the sitting room was extended and these works included an almost fully glazed bay style window on the southern elevation.

The accommodation comprises an entrance hall/dining room, 22' sitting room, kitchen/breakfast room and shower room on the ground floor, together with three double bedrooms, a bathroom and cloakroom on the first floor.

A wrought iron gate opens onto a paved pathway and this lead to the Doric porch and front door. The pathway is flanked by gardens that are laid to grass for ease of maintenance, but incorporate perimeter borders containing a variety of flowers and shrubs. There is also a beautiful tamarisk and established wisteria. A second paved pathway leads to another gateway that leads onto the courtyard garden at the rear. This has been hard landscaped, and can be accessed from the kitchen and sitting room. Facing due south, this area enjoys the sun throughout the day. From here access can be gained to the useful brick **Storage Shed**, measuring approximately 7'6 x 5'6 (2.29 x 1.7m) with fitted shelving and light and power connected.

From the courtyard garden a gateway opens onto a right of way that leads to the 'Secret Garden'. A tranquil area set a little way away from Fairfield House and which is predominantly laid to grass and partly enclosed within brick walling and fence panelling. The area is very private and not overlooked at all, and incorporates a number of mature trees and shrubs.













# Site Plan - Indicative Only

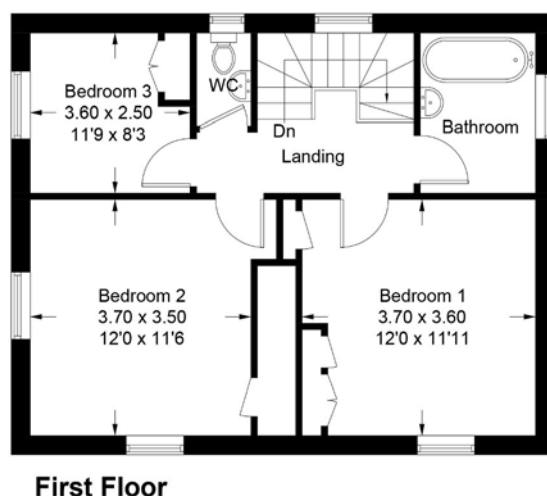
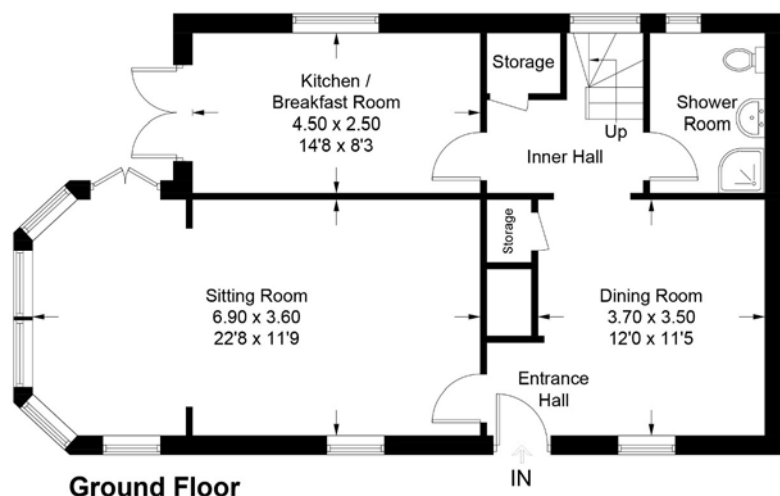


Hatched area denotes right of way to access the 'Secret Garden'.



## Fairfield House, 7 Queens Head Lane, Woodbridge

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and drainage connected. Gas fired boiler serving the hot water and central heating systems. Some secondary glazing in parts.

**EPC** Rating = D

**Council Tax** Band E; £2,796.52 payable per annum 2025/2026

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
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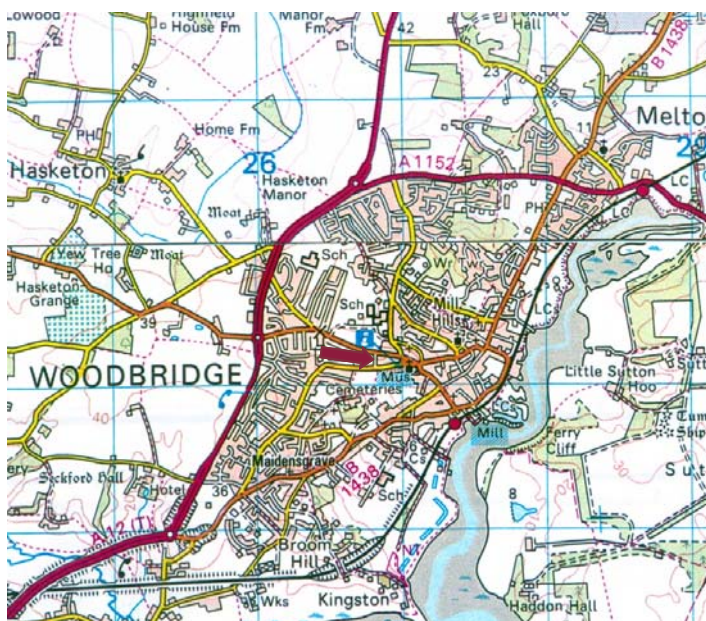
**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The property is currently let and is due to come vacant at the end of September. Photographs were taken prior to the current tenancy commencement.

*September 2025*





## Directions

From the Dobbies roundabout on the A12, proceed along Grundisburgh Road (B1079). At the T-junction, turn right onto Burkitt Road, taking the next turning on the right into Queens Head Lane.

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